

**CITY OF WEST DES MOINES  
BOARD OF ADJUSTMENT COMMUNICATION**

**Meeting Date:** December 17, 2014

**Item:** Verizon Cellular Communication Tower, 801 S. 19<sup>th</sup> Street – Reduce the rear yard setback from 54.00 feet to 42.00 feet and reduce the south side yard setback from 54.00 feet to 44.00 feet for construction of a cellular communication tower – VAR-002533-2014/PC-002415-2014 (**Continued from December 3, 2014**)

**Requested Action:** Approval of a Permitted Conditional Use Permit

**Case Advisor:** Kara Tragesser, AICP 

**Applicant's Request:** On December 3, 2014, the applicant, Verizon Wireless, represented by Rob Viera of Buell Consulting, requested approval to construct a 125 foot monopole-style cellular tower and associated equipment at 801 S. 19<sup>th</sup> Street. On December 3, 2014, the applicant also had requested variances for setbacks to accommodate the location of the tower. The setback variances included a 12 foot variance of the rear yard setback and a 10 foot variance of the side yard setback along the south. After hearing comment from the public and questions from the Board, the applicant requested that the Board continue the public hearing to December 17, 2015.

For the Board's December 17, 2015, meeting, the applicant is no longer requesting the variances for the setbacks as they are now proposing a shorter tower that appears to meet setback requirements. They also have changed the fencing surrounding the equipment shelter from a chain link fence to an opaque wood fence. This shorter, 110 ft. tower and new fencing, is what the applicant is requesting be approved for the Permitted Conditional Use Permit. There is no variance request since the tower appears to meet setback requirements.

**History:** The Board of Adjustment opened the public hearing on December 3, 2014, to hear comments from the public. Mr. Mark Rieser, Windsor Windows, objected to the location of the tower, which would be in front of the corporate office and to the north of a private drive that serves as an entrance to the corporate headquarters, a truck route, and a place for Windsor Window employees to walk between buildings. Mr. Rieser explained the operations of the company as they related to the use of the drive and the visitors that they host during the year, noting that having two towers located so close to their front door likely will hurt their corporate image. Mr. Rieser invited Kara Tragesser, Planner, to visit the location and Windsor Windows to visualize the tower placement and ask questions regarding process and procedure related to the variance and permitted conditional use request.

Another adjacent property owner, Mr. Josh Jenesco, Innovative Technologies, 2360 and 2340 Grand Avenue, indicated his property was adjacent to the proposed tower location. He was concerned with how it would impact potential growth opportunities for his facilities. Mr. Jenesco indicated support for Mr. Rieser's concerns.

Mr. Tony Strawhecker, representing the owner of the property on which the proposed tower is to be located, commented that he understood the concerns of the neighbors, but that adequate cellular coverage was needed for the area. He also noted that the area is an industrial area. He also stated that views of cell towers are always going to affect someone.

The Board of Adjustment requested that Mr. Viera and Mr. Rieser meet to discuss Mr. Rieser's concerns. The two representatives did agree to have a phone conversation and staff is given to understand by both parties that the phone call has taken place.

Mr. Viera has amended the request for the cellular tower to shorten the tower and lighting rod to meet setback requirements and has changed the screening of the equipment shelter to an opaque wood fence with landscaping to better screen the equipment shelter.

**City Council Subcommittee:** This item was presented to the Planning and Development City Council Subcommittee on September 11, 2014; no comment was made on the project. Projects for consideration by the Board of Adjustment generally are presented to the subcommittee for information only.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. Please note the following:

- The tower construction will be a monopole-style design with interior antenna. Attached are renderings of the newly proposed tower height on the site (see Attachment D – Photo Simulations).
- This tower is proposed to be 110 feet with a 2 foot tall lighting rod, as opposed to a 125 feet tower with an 8 foot lighting rod.
- The fencing surrounding the equipment shelter has been changed from a chain link fence to an opaque wood fence to better screen the equipment shelter (see Attachment C – revised site plan drawings)
- The tower can accommodate at least one additional cellular communications provider.
- Radio Frequency (RF) coverage drawings have been included to illustrate a gap in coverage (see Attachment E - Coverage Maps).
- Comment letter(s) received regarding this item are attached as Attachment F – Comment Letter(s).

**Permitted Conditional Use Permit Findings:** Verizon Wireless' application for a Permitted Conditional Use Permit to construct a 110 foot tall stealth monopole style cellular tower and associated structures at 801 S. 19<sup>th</sup> Street was reviewed by various City departments. Based upon that review and any conditions of approval, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan. *It appears that the proposed use is consistent with the West Des Moines Comprehensive Plan in that the project is consistent with the goal and policies of the plan. Especially considering Policy 1.11 "As part of the Development Review process, the City shall seek to maintain and improve the visual appeal of the community by ensuring proposed development will provide site and building design that respects existing patterns, context, and character of the vicinity". The project is located within the appropriate zoning district, and while the height of the facility cannot be screened, the other aspects of the proposal have been designed to screen the necessary enclosure, the communications equipment has been put in a shelter, and landscaping has been required to aid in screening the enclosure and other utility infrastructure (transformers).*
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance. *This project was review by various City Departments for compliance with the zoning ordinance. This project has been reviewed similarly to other like projects in the general area and is compatible with the zoning ordinance and like properties in the area.*
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare, and safety of the community. *Although impossible to visually mitigate the tower, all applicable standards appear to have been imposed to protect the public health safety and welfare, the project was reviewed by various City Departments for compliance with regulations.*
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development. *There appears to be adequate on-site and off-site public infrastructure to support the proposed development.*

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies and the project has complied with or has been conditioned to comply with all City Code requirements. *The proposed project appears to meet the requirements contained in the city code*
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Zoning regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project. *The Comprehensive Plan and the Zoning Ordinance have indicated this property to be used for general industrial uses; communication towers is a Permitted Conditional Use in the General Industrial district. These regulations have designated this site as suitable for development such the proposed project.*

**Staff Recommendations and Conditions of Approval for the Permitted Conditional Use Permit:** Based upon the review of the proposal, a finding of consistency with the goals and policies of the Comprehensive Plan, and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution for approval of the Permitted Conditional Use Permit to construct a 110 foot cellular monopole-style tower and associated equipment shelter at 801 S. 19<sup>th</sup> Street, subject to meeting all City Code requirements, regulations, and the following:

1. No lighting or signage, except to meet Federal, State, or other regulatory requirements shall be permitted;
2. The pole and enclosure will be regularly maintained to replace missing pole panels, landscape materials, painting, etc.
3. Additional landscape to screen the proposed transformer, or the fence area expanded to include the transformer within the enclosure will need to be completed.
4. The bollards proposed to protect the site shall not be painted safety yellow, but rather ~~left unpainted or~~ painted a color compatible with common earth tone colors.
5. Prior to receiving a building permit, the applicant must execute a standard non-interference agreement.
6. The applicant acknowledge future co-locations of cellular antennae and equipment shelters will require review and approval of a Minor Modification.
7. The applicant providing full sets of the permitted condition use permit site plan prior to the issuance of a building permit.

**Noticing Information:** On November 14, 2014, notice of the December 3, 2014, Board of Adjustment Public Hearing on this project was published in the Des Moines Register Community section. Notice of this public hearing was also mailed to surrounding property owners within 370 feet of the subject property on November 13, 2014.

**Applicant/Representative:**

Verizon Wireless c/o Buell Consulting  
5096 Merrimac Lane N  
Plymouth MN 55446  
612-801-2228  
Rob Viera, Buell Consulting

**Property Owner:**

Jim Belisle  
910 Briar Ridge  
West Des Moines IA 50265

**Attachments:**

- |              |   |                                      |
|--------------|---|--------------------------------------|
| Attachment A | - | Permitted Conditional Use Resolution |
| Attachment B | - | Location Map                         |
| Attachment C | - | Revised Site Plan Drawings           |
| Attachment D | - | Revised Photo Simulation             |
| Attachment E | - | Coverage Maps                        |
| Attachment F | - | Comment Letter(s)                    |

Prepared by: KTragesser City of West Des Moines PO Box 65320 West Des Moines, IA 50265-0320 515-222-3620  
When Recorded Return to: City Clerk City of West Des Moines PO Box 65320, West Des Moines, IA 50265-0320

**RESOLUTION**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING THE PERMITTED CONDITIONAL USE PERMIT (PC-002415-2014) FOR THE PURPOSE OF CONSTRUCTING A 110 FOOT TALL STEALTH MONOPOLE STYLE CELLULAR TOWER AND ASSOCIATED EQUIPMENT SHELTER AT 801 S. 19<sup>TH</sup> STREET**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Verizon Wireless, has requested approval for a Permitted Conditional Use Permit to construct a 110 foot tall stealth monopole style cellular tower and associated equipment shelter at property located at 801 S. 19<sup>th</sup> Street and legally described as:

**Legal Description of Property**

**THE SOUTH 25 FEET OF LOT 30 AND ALL OF LOT 31 AND LOT 32 OF WEST GRAND INDUSTRIAL ACRES PLAT 2, NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA**

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on December 17, 2014, the Board of Adjustment held a duly-noticed public hearing to consider the application for Permitted Conditional Use Permit;

**NOW, THEREFORE**, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The findings, for approval, in the staff report, or as amended orally at the Board of Adjustment hearing, are adopted.

**SECTION 2.** The PERMITTED CONDITIONAL USE PERMIT (PC-002415-2014) is approved, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 17, 2014

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Jennifer Drake, Chairperson, Board of Adjustment



ATTEST:

\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on December 17, 2014, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

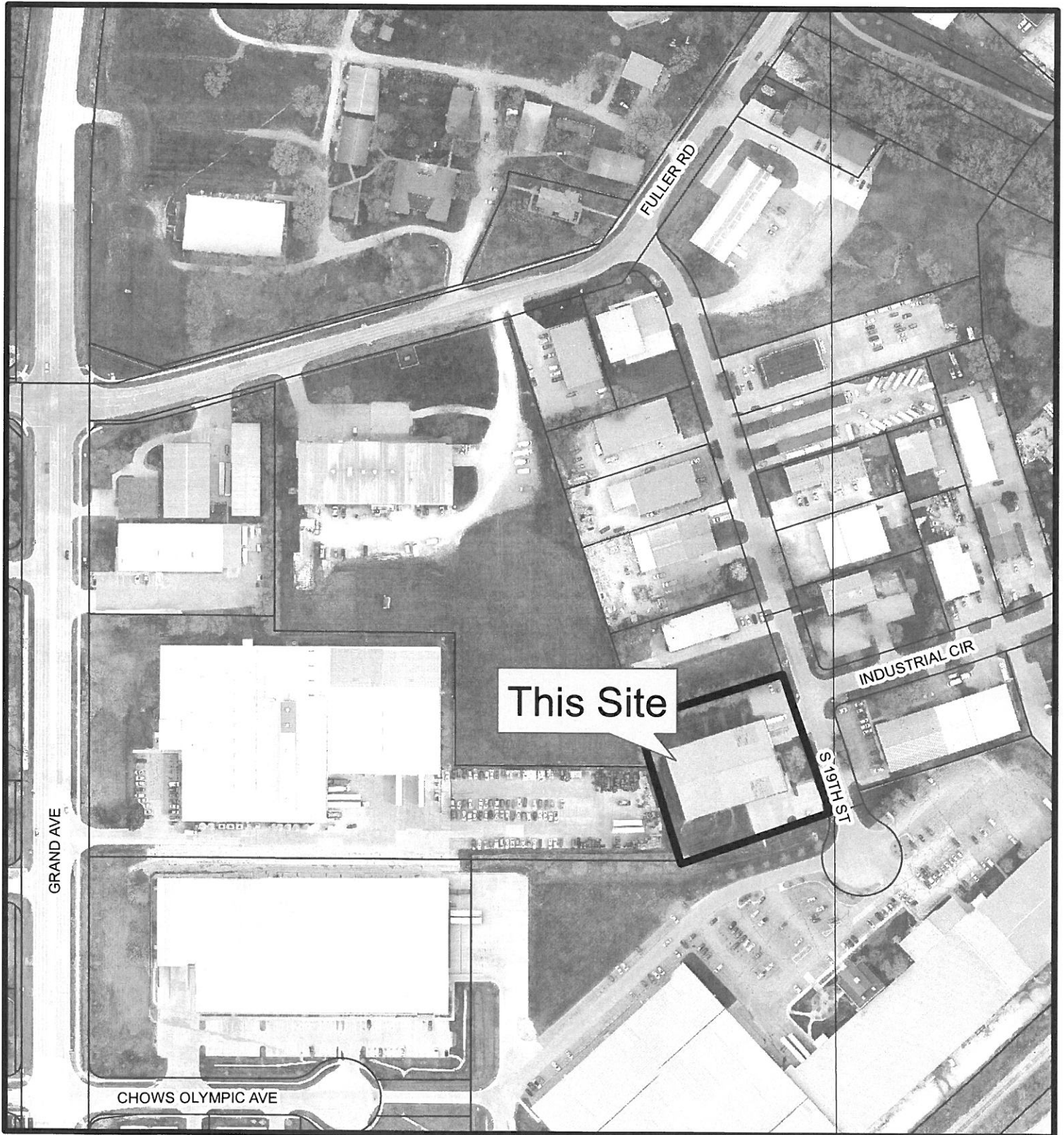
ATTEST:

\_\_\_\_\_  
Recording Secretary

## EXHIBIT A

1. No lighting or signage, except to meet Federal, State, or other regulatory requirements shall be permitted;
2. The pole and enclosure will be regularly maintained to replace missing pole panels, landscape materials, painting, etc.
3. Additional landscape to screen the proposed transformer, or the fence area expanded to include the transformer within the enclosure will need to be completed.
4. The bollards proposed to protect the site shall not be painted safety yellow, but rather left unpainted or painted a color compatible with common earth tone colors.
5. Prior to receiving a building permit, the applicant must execute a standard non-interference agreement.
6. The applicant acknowledge future co-locations of cellular antennae and equipment shelters will require review and approval of a Minor Modification.
7. The applicant providing full sets of the permitted condition use permit site plan prior to the issuance of a building permit.

# General Location Map 801 S. 19th Street



**verizon**wireless

10801 Bush Lake Rd  
Bloomington, MN 55438

**TERRA**  
CONSULTING GROUP, LTD.

600 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/698-6400  
Fax: 847/698-6401

REVISIONS		DESCRIPTION	DATE	BY
NO.	A	ISSUED FOR REVIEW	01/22/14	ML
	A.1	REVISED EASEMENT	02/11/14	DM
	A.2	REVISED LEASE AREA	03/24/14	ML
	B	ISSUED FOR REVIEW	4/15/14	JAS
	C	REVISED PER COMMENTS	5/7/14	JAS
	D	REVISED PER COMMENTS	10/28/14	JAS
	E	REVISED PER COMMENTS	12/8/14	JAS

LOCATION #276206

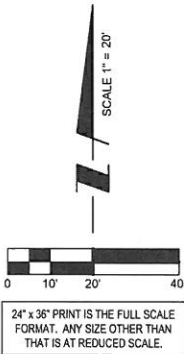
DES  
JORDAN TRAIL

801 S 19TH ST  
WEST DES MOINES, IA 50265

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	01/22/14
PROJECT #:	72-015

SHEET TITLE  
LOCATION PLAN

SHEET NUMBER  
**LP-1**



**PROPOSED IMPERVIOUS SURFACE:**

PROPOSED ACCESS ROAD = 691 SQ. FT.

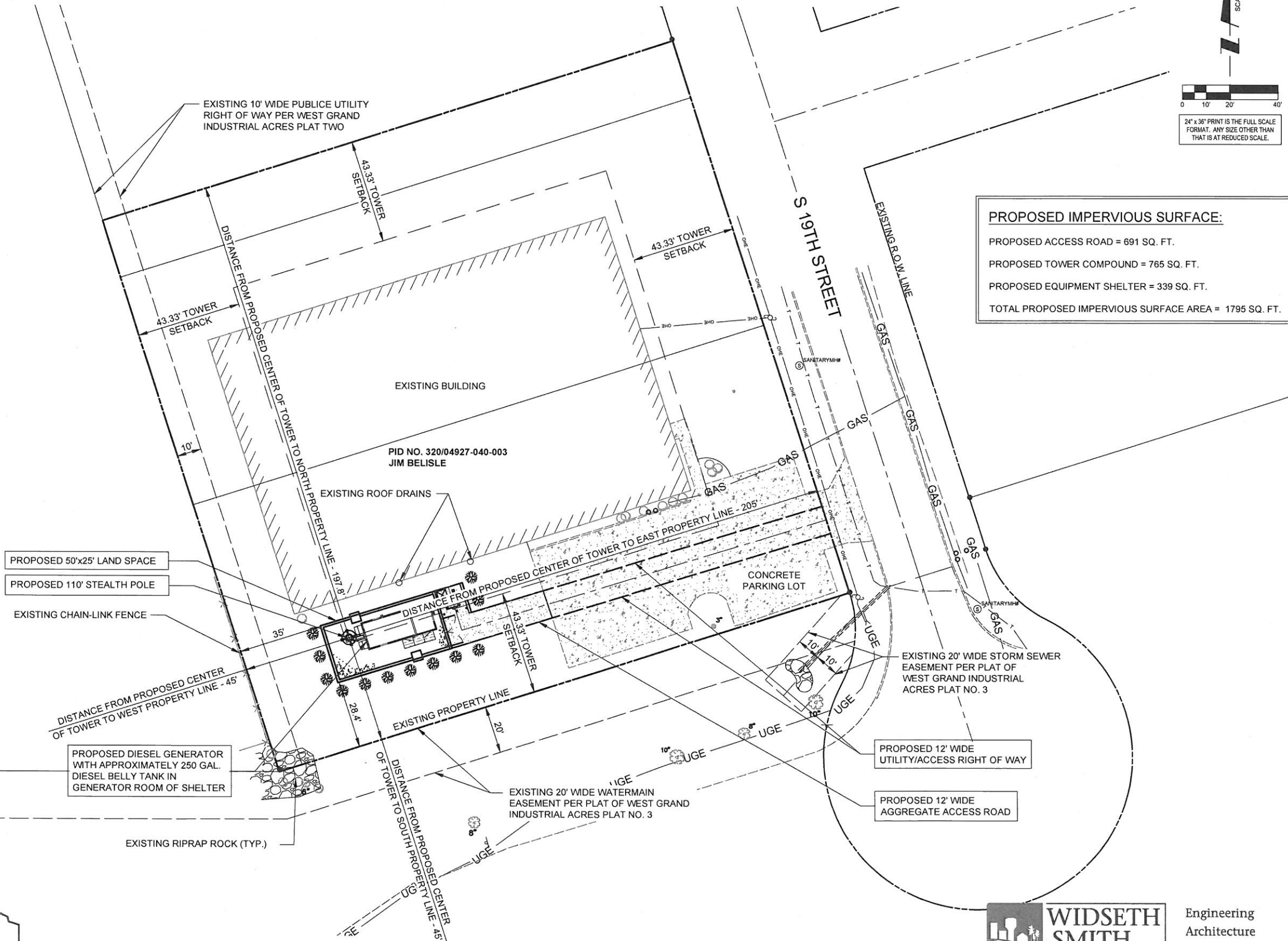
PROPOSED TOWER COMPOUND = 765 SQ. FT.

PROPOSED EQUIPMENT SHELTER = 339 SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 1795 SQ. FT.



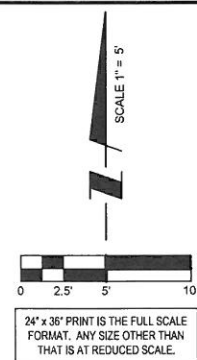
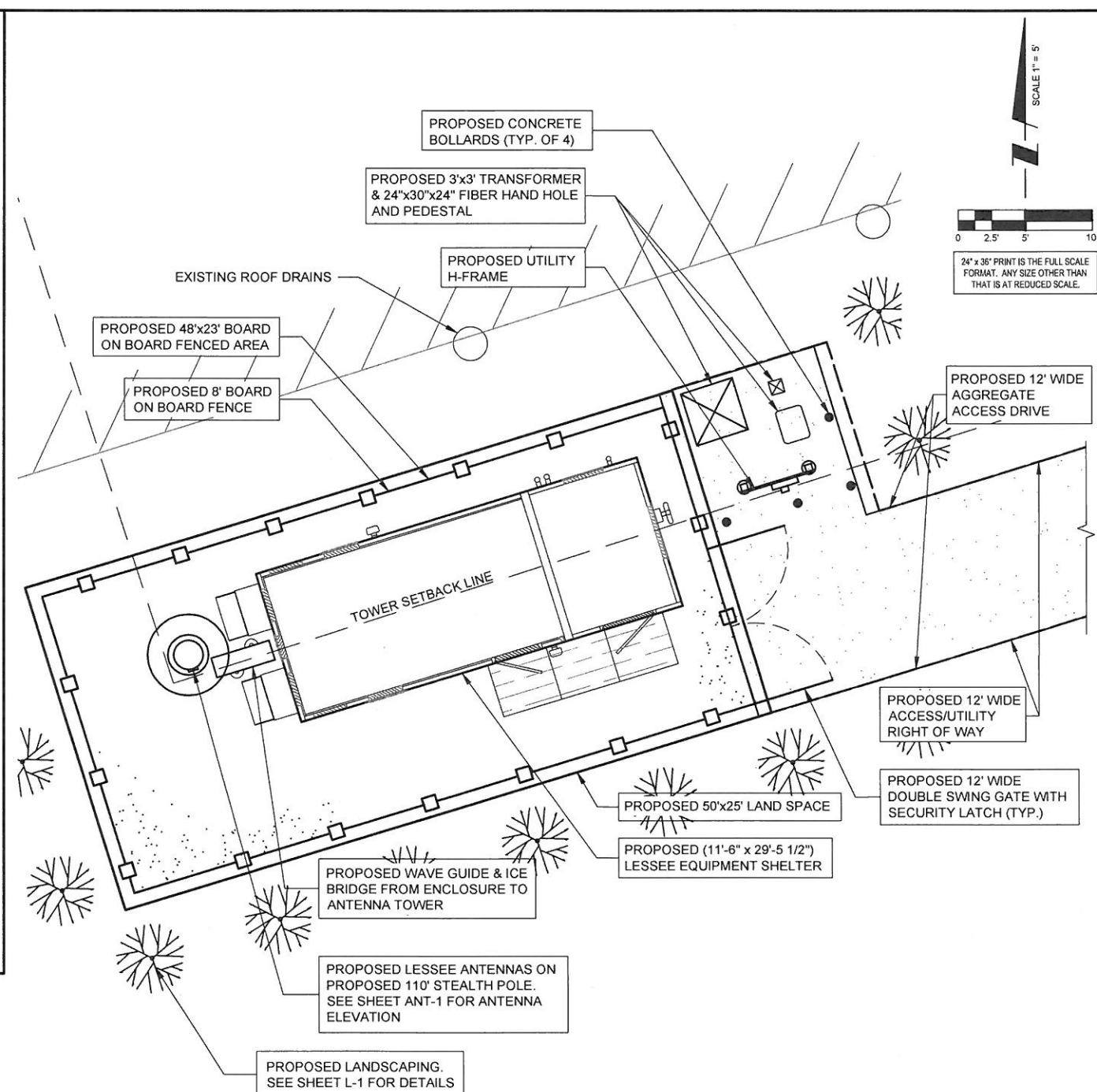
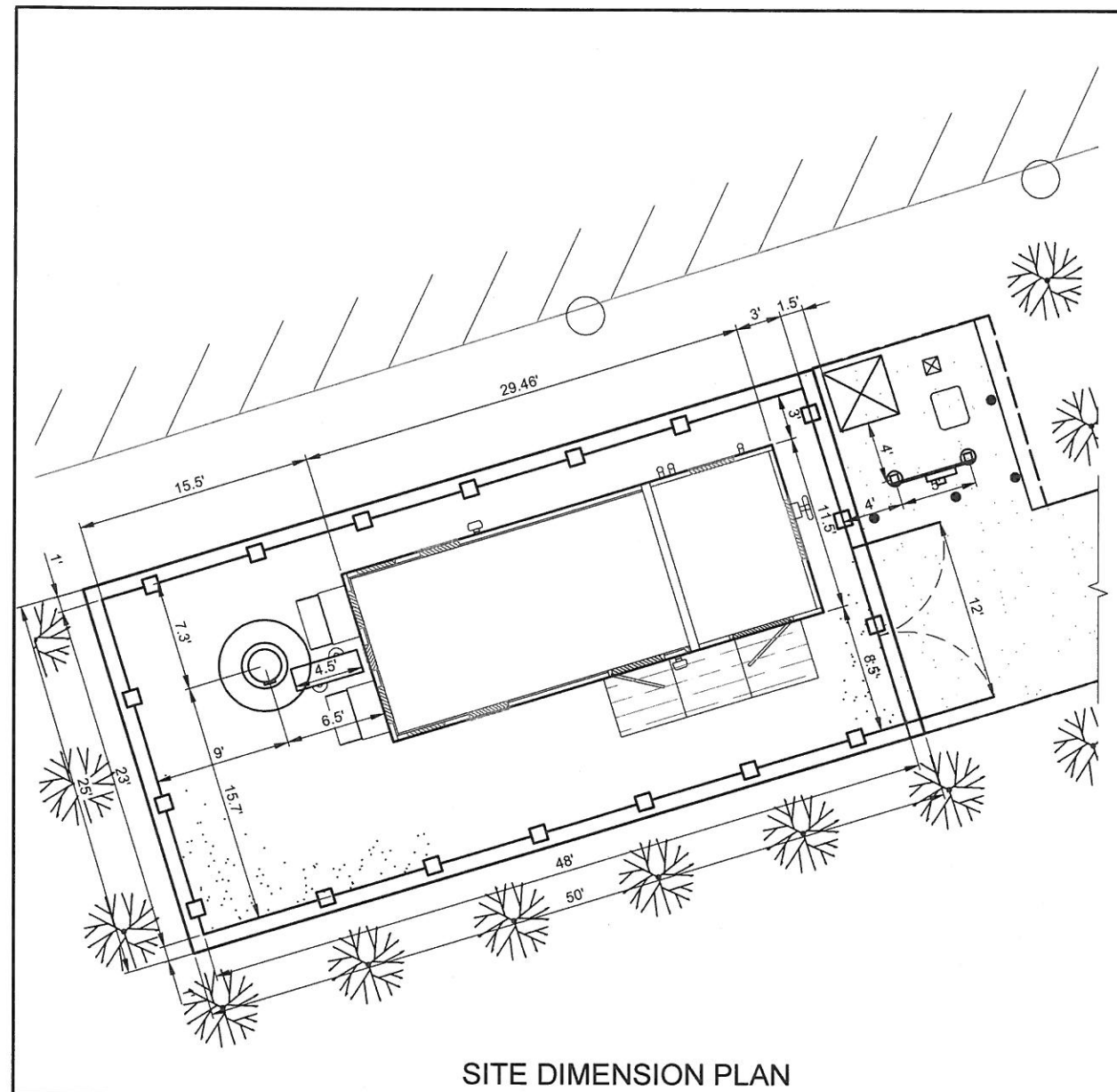
Engineering  
Architecture  
Surveying  
Environmental



1 LOCATION PLAN  
SCALE: 1" = 20'







BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.



PAVEMENT MATERIALS AND QUANTITIES	
ACCESS ROAD (HATCHED)	
77 S.Y.	
8" COMPACTED AGGREGATE BASE COURSE, AB-3	
MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL	
LEASE SITE	
139 S.Y.	
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL	
142 L.F. OF FENCING	
THE CONTRACTOR ALSO SHALL INCLUDE A SEPARATE UNIT PRICE PER CUBIC YARD TO REMOVE UNSTABLE OR UNSUITABLE MATERIAL AND HAUL-IN GRANULAR BACKFILL UNDER THE ACCESS DRIVE AND/OR APRON.	

10801 Bush Lake Rd  
Bloomington, MN 55438

600 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/598-6400  
Fax: 847/598-6401

NO.	DESCRIPTION	BY	DATE
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LOCATION #276206

DES JORDAN TRAIL

801 S 19TH ST  
WEST DES MOINES, IA 50265

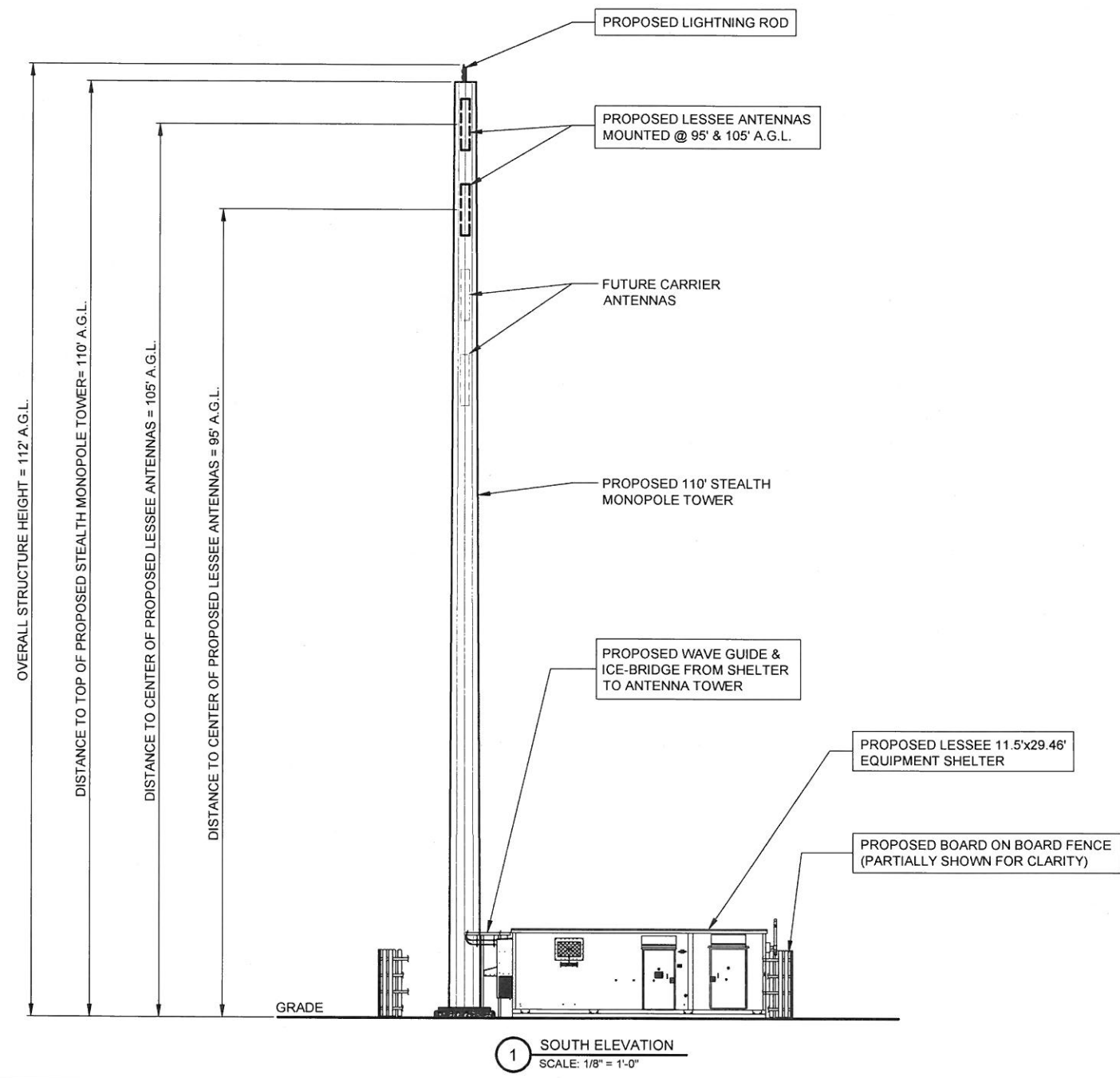
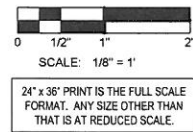
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DATE:	01/22/14
PROJECT #:	72-015

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

**C-1**



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

10801 Bush Lake Rd  
Bloomington, MN 55438

600 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/698-6400  
Fax: 847/698-6401

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LOCATION #276206

DES  
JORDAN TRAIL

801 S 19TH ST  
WEST DES MOINES, IA 50265

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	01/22/14
PROJECT #:	72-015

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**ANT-1**



BEFORE



AFTER



## DESC Jordan Trail

Stealth Monopole





# JORDAN TRAIL RF COVERAGE PLOTS



PID#



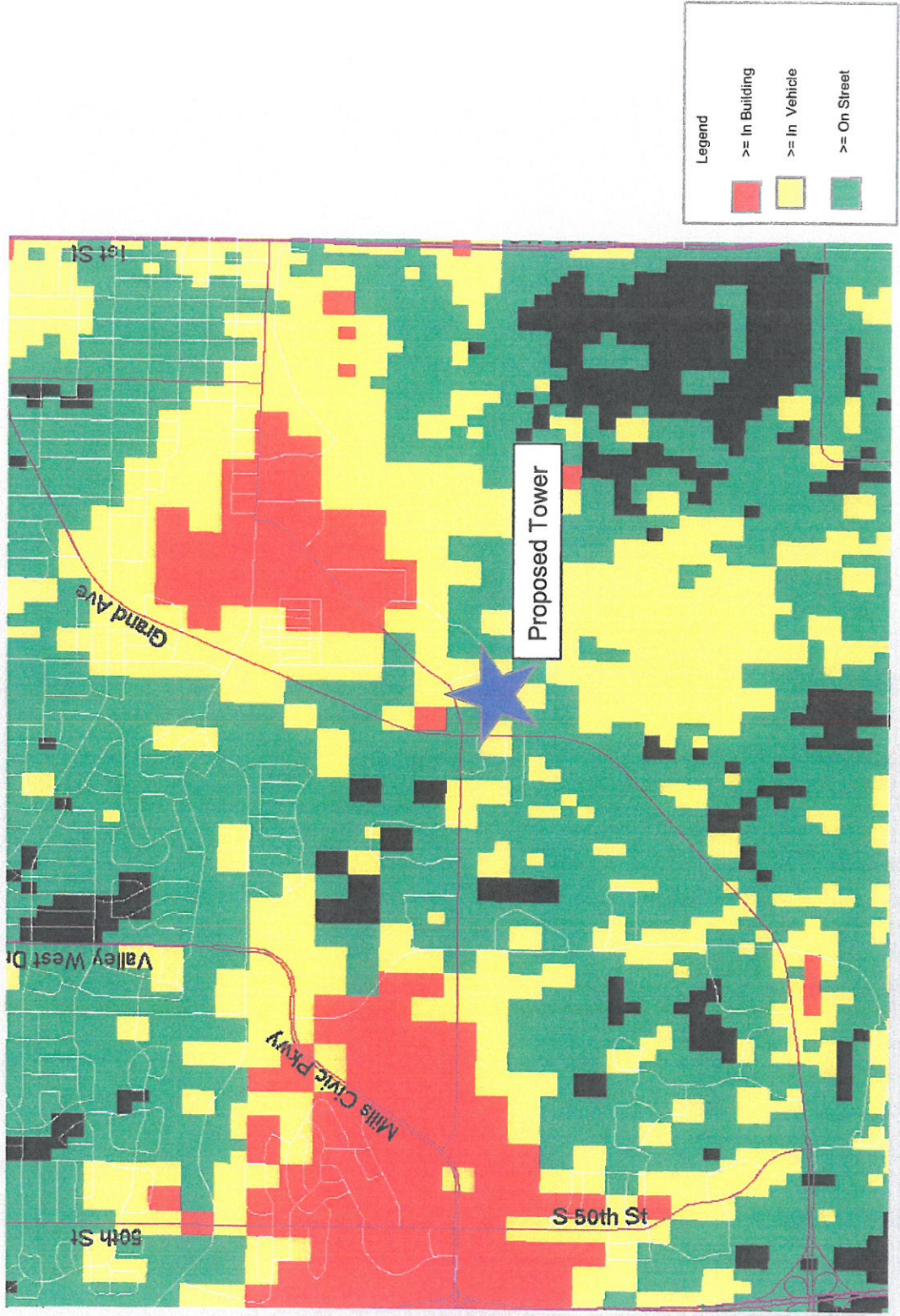


- The two objectives for the Jordan Trail site are to offload our existing "A" site and improve coverage at the residential and industrial neighborhood by Grand Ave and Jordan Creek trail. Next two slides contain several propagation maps that show our existing coverage and predicted coverage off the proposed location.





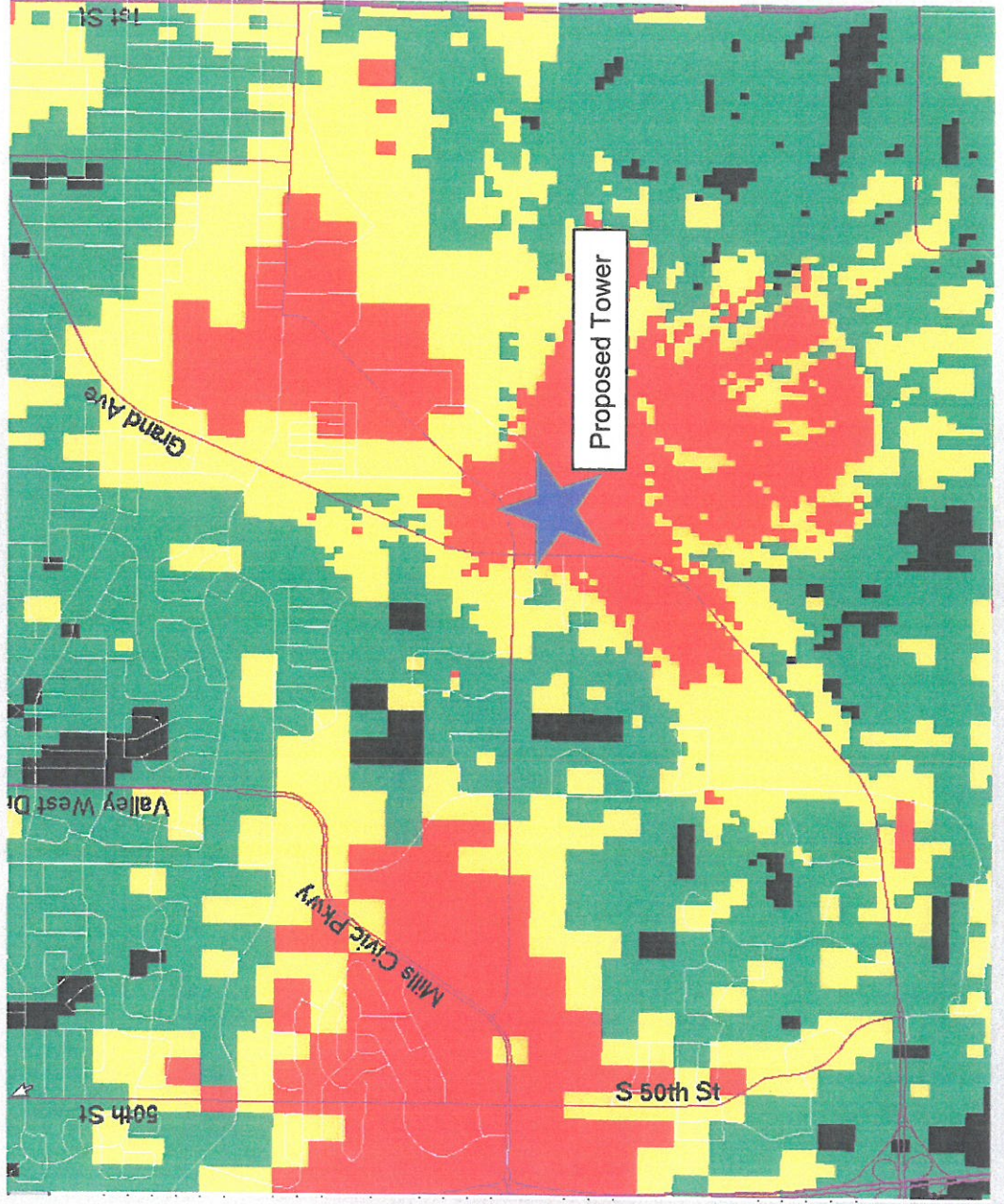
## Existing Coverage



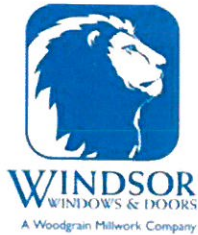




## Predicted Coverage







December 11, 2014

City of West Des Moines  
Board of Adjustment - Development Services Department  
Ms. Kara Tragesser, Case Planner  
4200 Mills Civic Parkway  
Suite 2D, PO Box 65320  
West Des Moines, IA 50265

Copy to: Mayor Gaer, Councilman Sandager, Councilman Messerschmidt and  
Councilman Trevillyan

Re: Conditional Use Permit and Setback Variance for Verizon Wireless at 801 S. 19<sup>th</sup> Street

Dear Board of Adjustment Members,

This letter follows the original letter sent to this Board dated December 3, 2014.

First I want to thank the Board for its consideration of Windsor's opposition to the Verizon cell tower permit. I realize growth, development and infrastructure can be difficult to balance. In this case, we understand the potential value in Verizon expanding its cell coverage but not at the expense of having a cell tower in very close proximity "adjacent" to Window Windows.

The purpose of this letter is to expand our argument and reaffirm opposition to the Conditional Use Permit for Verizon Wireless tower at 801 S. 19<sup>th</sup> Street.

Windsor Windows is a long term business resident at 900 S. 19<sup>th</sup> Street, adjacent to the above mentioned property. We employ over 300 individuals and have invested millions in buildings, property, improvements and equipment. Our newer corporate office building houses employees and hosts hundreds of visiting customers for training. We take great pride in our West Des Moines campus and feel fortunate to part of a dynamic growing community.

Our concerns are:

1. Windsor built an upscale corporate office in 2007 that directly faces the proposed cell tower location, being only 240 feet from our "front door". We feel the tower will



become the focal point and detract from the architecture and image we have built. It is simply too close to our property.

2. During the previous Board meeting the Board challenged Windsor's argument stating aesthetics were not their concern. In fact, we decided to locate our corporate offices at our current location because West Des Moines is concerned about the aesthetics and we felt comfortable the city would assist in protecting our investment by requiring those in the vicinity to also build responsibly and tastefully. The city was involved and assisted in the look, beautification requirements, etc. for our new plant and office building. In our opinion, area aesthetics remain a valid real concern.
3. The proposed set back reduction places the tower and mechanicals closer to our property and service lane, which connects the cul-de-sacs at 19<sup>th</sup> Street and Chows Olympic Ave. While it does not appear to impede Windsor's future growth, it places the tower even closer to our employees who take breaks 20 feet away from that exact location. Should the permit be granted our employees will now take breaks in the "shadow" of the tower.
4. There is an existing cell tower at 625 S. 19<sup>th</sup> Street, which is already a visual blemish. The proposed second tower will be half as close to our property. Now there will be two towers clearly visible in our skyline immediately to the north. The current tower has been missing panels since summer and appears to be a safety issue. Verizon intends to build the same type of tower. Where do we draw the line? Will AT&T or Sprint be next to want a third tower in the same vicinity and we will be forced to deal with the same issues again.
5. Based on visual evidence we conclude tall cell towers with this panel design may not be safe in high wind situations. Wind damage happened previously. We are concerned for the safety of our employees. They could be in danger during a high wind situation. Wind speeds at elevations of 100-150 feet above ground are could carry a tower panel hundreds of feet in any direction. We are concerned for the safety of our employees should a new tower lose panels and fall to the ground. We believe this argument alone is reason enough to relocate the tower.
6. Verizon has not proven a hardship in moving the proposed tower to a different location. We have been told Verizon engineers want the tower where it is currently proposed and they have made minor design changes in an attempt to appease Windsor. While we view these amended changes favorably, it does not eliminate the safety hazard and potential liability, poor aesthetics and potential loss of value to our property.

We believe Verizon should pursue one of the following options:

1. Locate their equipment on the current, existing tower. This does not impose any further on Windsor.
2. Relocate their tower to property that does not impose on adjacent land owners. There seem to be other locations that would better serve area businesses while satisfying Verizon but these options have never been presented.

Photo 1 was taken from our office building showing current tower with missing panels. The proposed new tower site is half as close (just above and left of the stop sign).

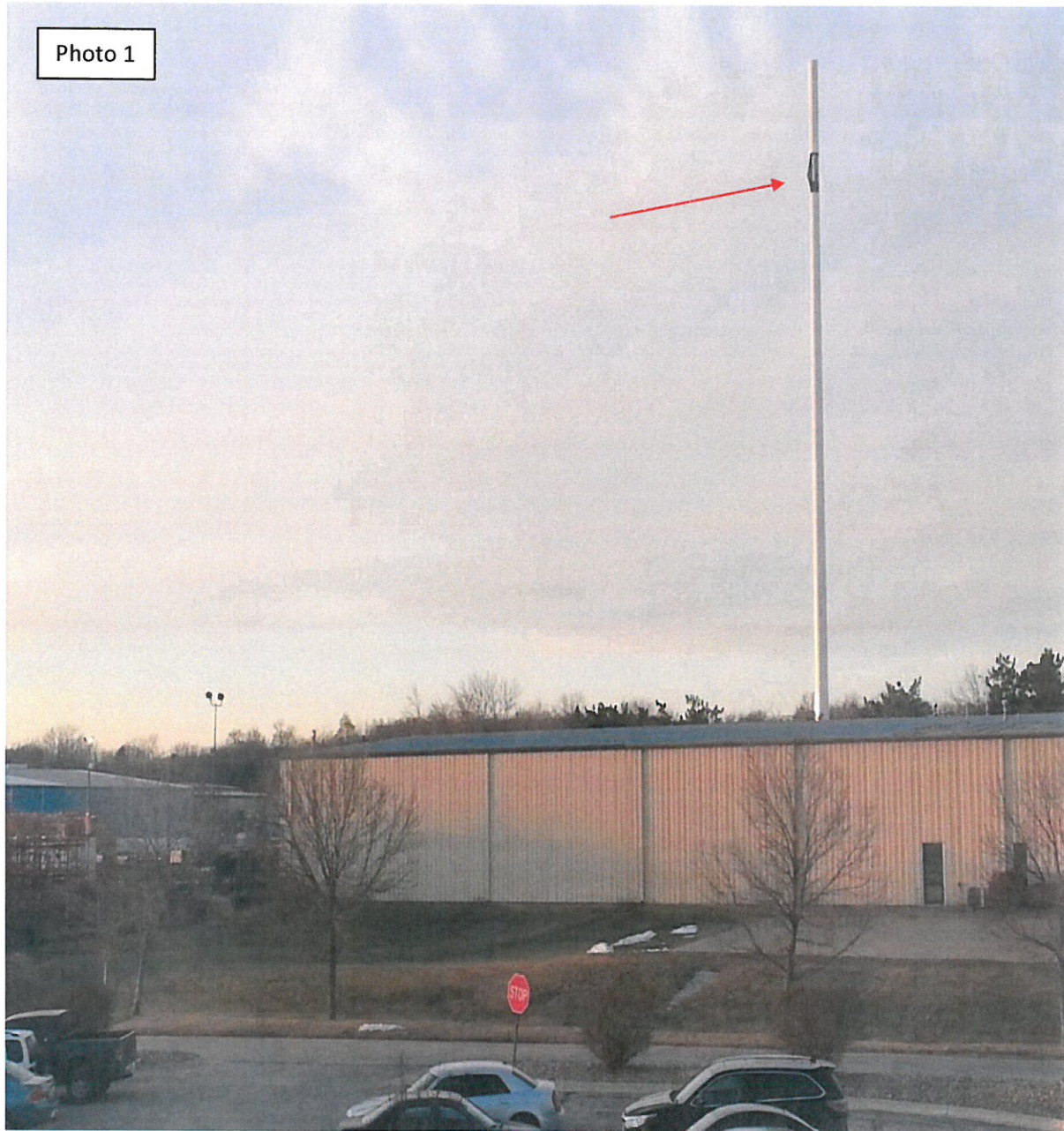




Photo 2 is a close up of the same existing tower with panels that have blown off the structure. Note the bulge in the panel that appears ready to fall off the tower. Bulge appeared in last two months while panels initially blew off late summer.

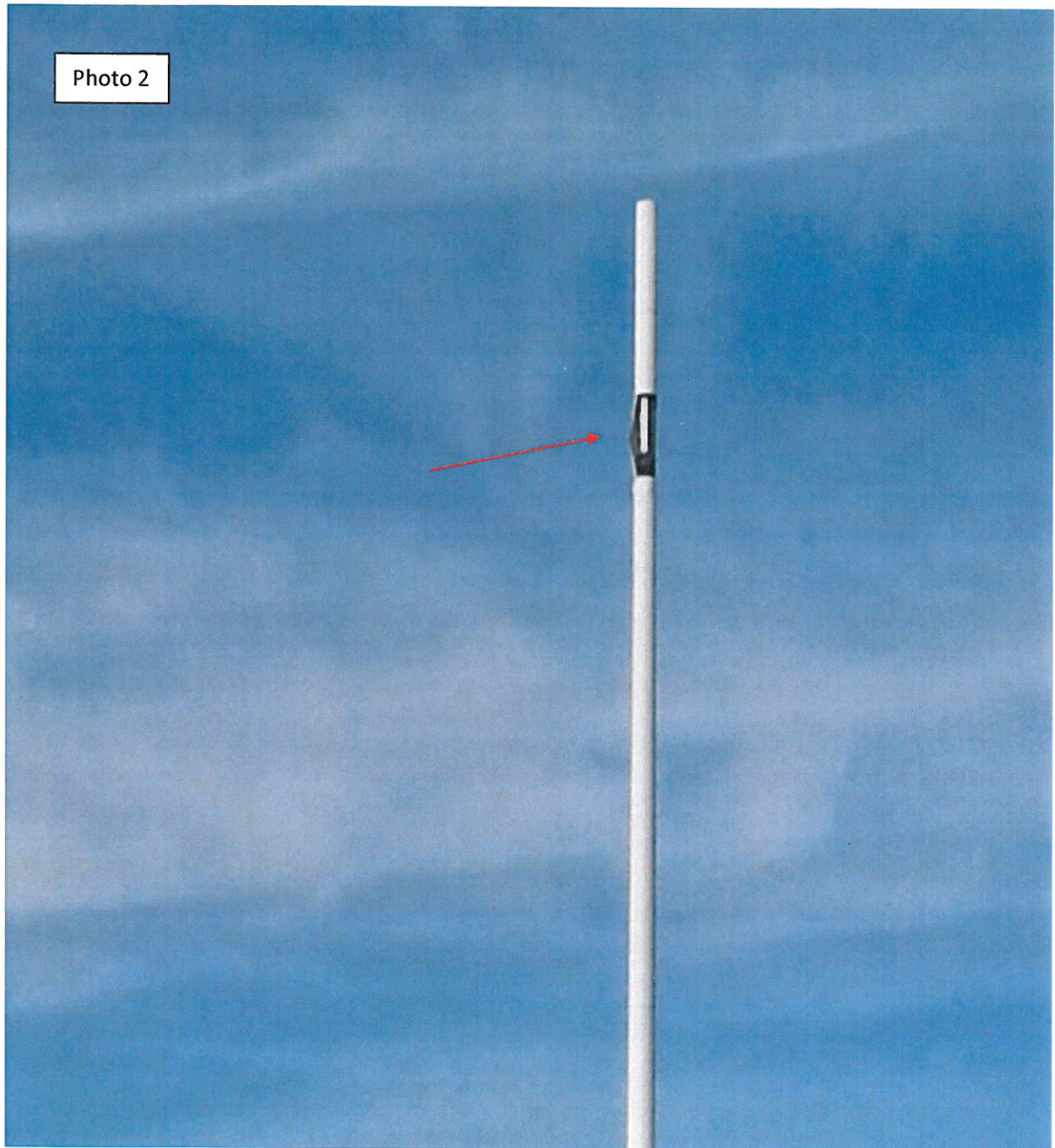
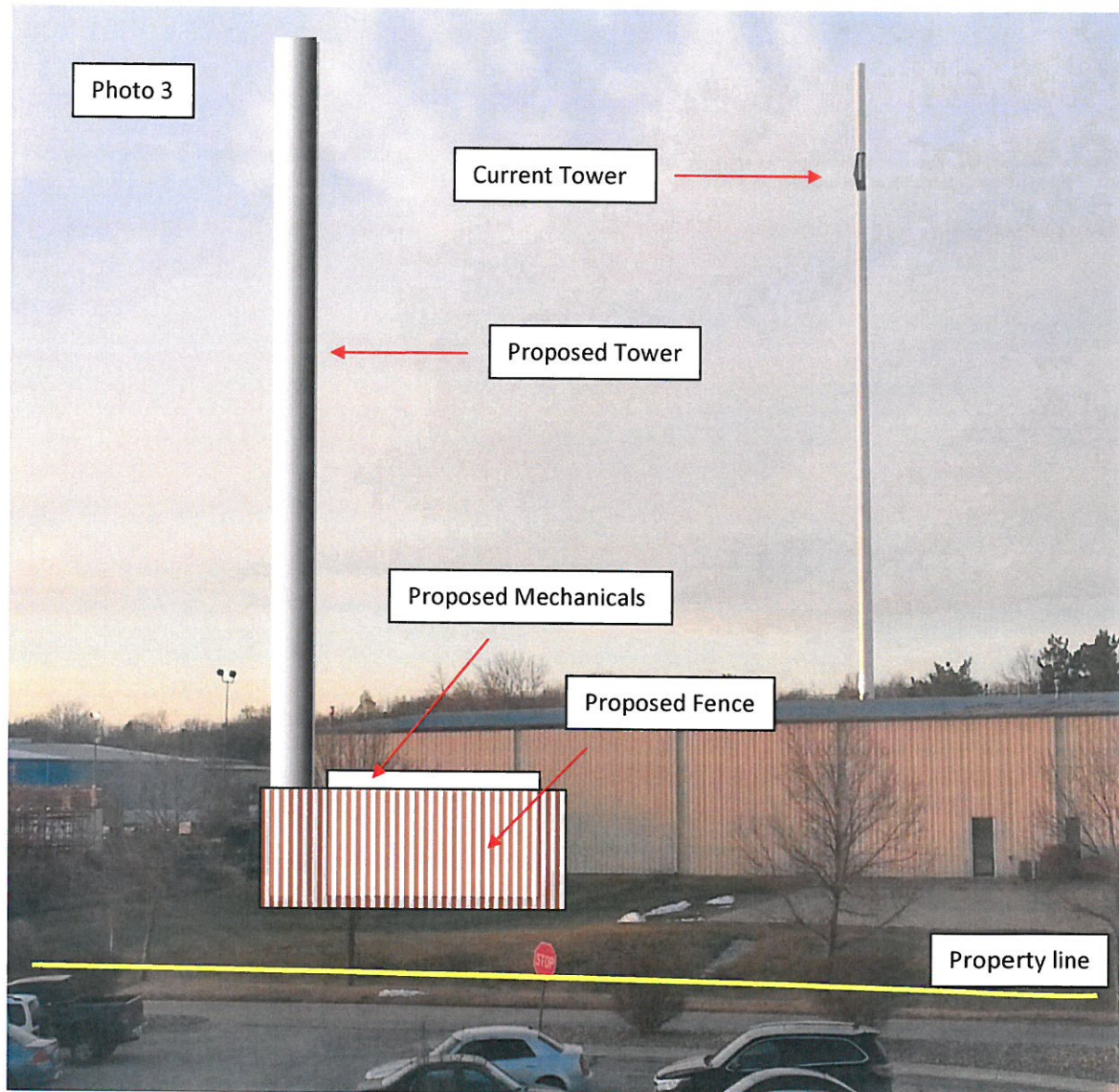


Photo 3 shows current tower, proposed tower, proposed mechanical building and proposed wood fencing in relation to Windsor's property line.



Thank you for your consideration in this very important matter. I can be reached at 515-988-1301 or [mrrieser@windsorwindows.com](mailto:mrrieser@windsorwindows.com).

Respectfully,

*Mark Rieser*

Mark Rieser

President  
Windsor Windows & Doors





December 3, 2014

City of West Des Moines  
Board of Adjustment - Development Services Department  
Ms. Kara Tragesser, Case Planner  
4200 Mills Civic Parkway  
Suite 2D, PO Box 65320  
West Des Moines, IA 50265

Re: Conditional Use Permit and Setback Variance for Verizon Wireless at 801 S. 19<sup>th</sup> Street

Dear Board of Adjustment Members,

The purpose of this letter is to voice our strong opposition to the Conditional Use Permit and Setback Variance for Verizon Wireless tower at 801 S. 19<sup>th</sup> Street.

Windsor Windows is a long term business resident at 900 S. 19<sup>th</sup> Street, adjacent to the above mentioned property. We employ over 300 individuals and have invested millions in buildings, property, improvements and equipment. Our newer corporate office building houses employees and hosts hundreds of visiting customers for training.

Our concerns are:

1. We built an upscale corporate office in 2007 that directly faces the proposed cell tower location, being only 240 feet from our "front door". We feel the tower will become the focal point and detract from the architecture and image we have built.
2. The proposed set back reduction places the tower and generator closer to our property and service lane, which connects the cul-de-sacs at 19<sup>th</sup> Street and Chows Olympic Ave. At some point we desire to widen our lane to allow for increased semi traffic, employee access and add parking. This is our primary access exit point.
3. There is an existing cell tower at 627 S. 19<sup>th</sup> Street, which is already a visual blemish. The proposed second tower will be half as close to our property. Now there will be two towers clearly visible in our skyline immediately to the north. The current tower has been missing panels since summer and appears to be neglected. Many of our visitors notice this and this is not the message we desire to send.

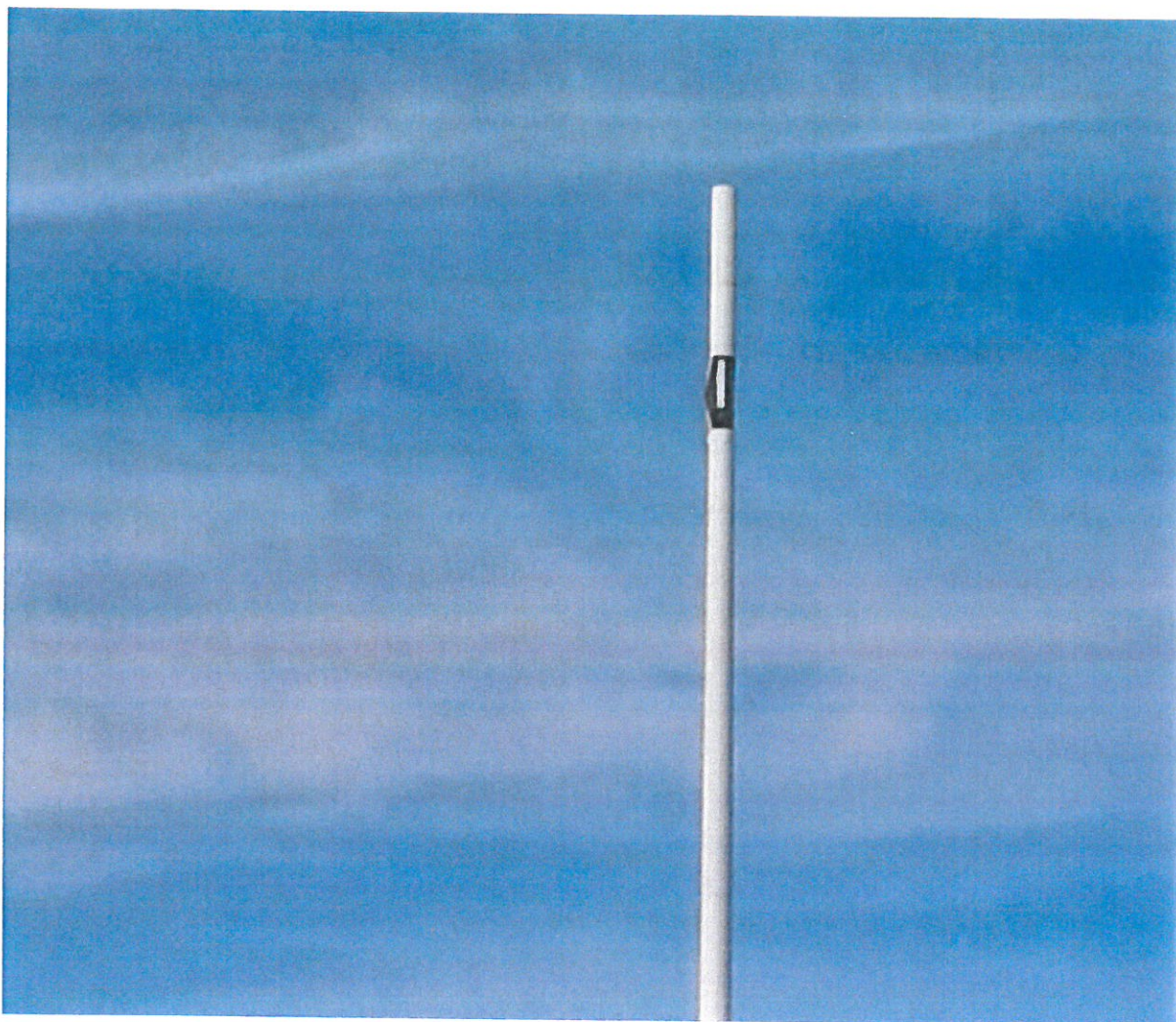
4. There are possible safety risks as panels and debris have fallen off the current tower. Windsor employees use our lane all day and every day. Their safety is our primary responsibility.

To the end, we feel there are other options that would better serve area businesses while satisfying Verizon.

Note: photos below were taken from our office building showing current tower and missing panels. The proposed new tower site is half as close (just above and left of the stop sign). The second photo is a close up of the same existing tower with panels that have blown off the structure.







Respectfully,

*Mark Rieser*

Mark Rieser

President  
Windsor Windows and Doors